

# Unofficial 20 Document

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Record and Return To:  
Boston National Title Agency, LLC  
400 Rouser Road, Suite 101  
Coraopolis, PA 15108

Commitment Number: AZ19102374

## PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 300-05-509

### QUITCLAIM DEED

Exempt: Section 11-1134(A)(5): Pursuant to Court Order

**Joshua A Smith**, unmarried, and **Alyssa B. Palty**, unmarried, a formerly married couple who are now divorced pursuant to the Default Decree of a Non-Covenant Dissolution of Marriage filed in Maricopa County, Arizona in Case No. FN2018-002181 on 7/13/2018, hereinafter grantor, whose tax-mailing address is **16638 S. 27th Dr, Phoenix, AZ 85045**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Alyssa B. Palty**, unmarried, hereinafter grantee, whose tax mailing address is **16638 S. 27th Dr, Phoenix, AZ 85045**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**Lot 9, FOOTHILLS RESERVE PARCEL D, according to Book 569 of Maps, Page 39, records of Maricopa County, Arizona: EXCEPT 1/16th of all oil, and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and except all materials which may be essential to the production of fissionable material as reserved in Arizona Revised Statutes.**

**Property Address is: 16638 S. 27th Dr, Phoenix, AZ 85045**

Prior instrument reference: **20150345574**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

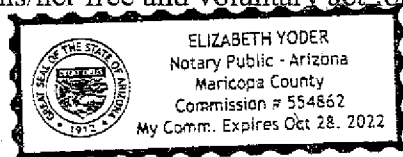
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Nov. 19, 2019:

Alyssa B. Palty  
Alyssa B. Palty

STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on Nov. 19<sup>th</sup>, 2019 by Alyssa B. Palty who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Elizabeth Yoder  
Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: AZ19102374.

Executed by the undersigned on NOVEMBER, 13, 2019:

Joshua A Smith  
Joshua A Smith

STATE OF ARIZONA  
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on NOVEMBER, 13, 2019 by **Joshua A Smith** who is personally known to me or has produced DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his her free and voluntary act for the purposes set forth in this instrument.

[Signature]  
Notary Public



CHAVARAS BENSON  
NOTARY PUBLIC

Unofficial Document

**EXHIBIT "A"**

**The following real property situated in Maricopa County, ARIZONA:**

**LOt 9, FOOTHILLS RESERVE PARCEL D, according to Book 569 of Maps, Page 39, records of Maricopa County, Arizona:**

**EXCEPT 1/16th of all oil, and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and except all materials which may be essential to the production of fissionable material as reserved in Arizona Revised Statutes.**

**Tax ID: 300-05-509**

**Note: The Property address and tax parcel identification number listed are provided solely for informational Purposes, without warranty as to accuracy or completeness and are not hereby insured.**

**Being that parcel of land conveyed to Joshua A. Smith and Alyssa B. Palty, husband and wife, as community property with right of survivorship from Michael A. Reed and Lisa L. Reed, husband and wife by that deed dated 5/14/2015 and recorded 5/15/2015 in deed Instrument No. 20150345574 of the Maricopa County, AZ public registry.**